



March 29, 2007

# AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

<b>Call to Order .....</b>	<b>Chairperson Hall</b>
<b>Invocation .....</b>	<b>Dean Thompson</b>
<b>Pledge of Allegiance .....</b>	<b>Tony Atkins</b>
<b>Quorum .....</b>	<b>Chairperson Hall</b>
<b>Approval of Minutes for March 15, 2007 .....</b>	<b>Chairperson Hall</b>
<b>Reading of the Agenda .....</b>	<b>Director Browning</b>
<b>Approval of the Agenda .....</b>	<b>Chairperson Hall</b>

### Old Business

**Preliminary Plat .....** **Staff**

1. **Jessie Court**, Jessie Road, Zoned R-3A, 13 lots (13 duplexes), 4.90 acres, *Commission District 3*. [ Map ] [ Site Plan ] [ Staff Report ]

### New Business

**Final Plat .....** **Staff**

2. **High Meadows Sections E and F**, off of Chamblin Road, Zoned PUD, 83 lots, 20.49 acres, *Commission District 3*. [ Map ] [ Site Plan ] [ Staff Report ]
3. **Maples Ferry II**, North Belair Road, Zoned R-3 RCO, 11 lots, 2.38 acres, *Commission District 1*. [ Map ] [ Site Plan ] [ Staff Report ]

**Preliminary Plat .....** **Staff**

4. **Creek Bend III Revision and a Request to Remove a Sidewalk Condition**, Wrightsboro Road, Zoned R-2, 86 lots, 39.90 acres, *Commission District 4*. [ Map ] [ Site Plan ] [ Staff Report ]
5. **Auburn Villas Phase I**, Columbia Road, Zoned T-R, 46 lots, 9.03 acres, *Commission District 3*. [ Map ] [ Site Plan ] [ Staff Report ]
6. **The Grove Preliminary Plat Consideration and PUD Revision**, South Old Belair Road, Zoned PUD, 154 lots, 36.09 acres, *Commission District 3*. [ Map ] [ Site Plan ] [ Staff Report ]
7. **Emerson Woods**, Freeman-Harriss Road, Zoned R-A, 7 lots, 24.77 acres, *Commission District 4*. [ Map ] [ Site Plan ] [ Staff Report ]

**Rezoning .....** **Staff**

8. **RZ 04-05-04**, Revision to Ivy Falls Planned Unit Development (PUD) for Tax Map 061 Parcel 081N, 7.61 acres located on Columbia Road. *Commission District 3*. [ Map ] [ Site Plan ] [ Staff Report ]



March 29, 2007

# AGENDA

## COLUMBIA COUNTY PLANNING COMMISSION

Staff Comments ..... Staff

Public Comments.....Chairperson

Adjourn .....Chairperson

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairman
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Chairperson
District 4 [Lee Anderson]	Tony Atkins

### Meeting Schedule: April 2007 / May 2007

Board/Commission	Date	Time	Location
Planning Commission	March 29, 2007 April 5, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	April 17, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	April 19, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	April 24, 2007	8:00 AM	Evans Government Center Auditorium
Board of Commissioners	May 1, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	May 3, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	May 15, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	May 17, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	May 22, 2007	8:00 AM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on ***Tuesday, April 17, 2007*** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on ***Friday, April 13, 2007*** to place their name on the agenda for presentation.



# Jessie Court Aerial

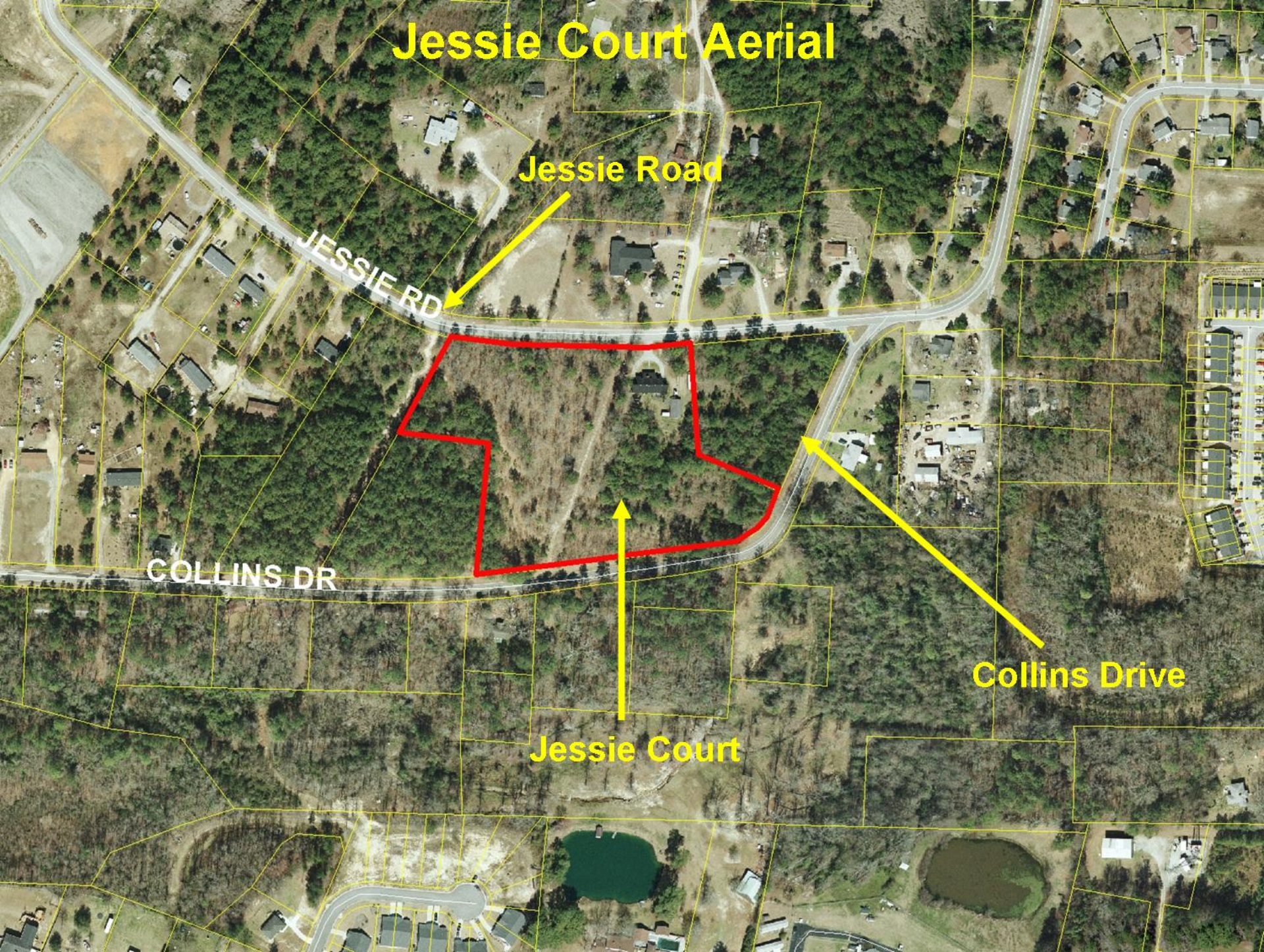
Jessie Road

JESSIE RD

COLLINS DR

Collins Drive

Jessie Court





# Jessie Court Site Plan

The site plan for Jessie Court is a detailed technical drawing of a residential development. The central feature is a large, irregularly shaped pond. Surrounding the pond are several building footprints, each with associated lot numbers and dimensions. The plan includes a network of streets: Jessie Road to the north, Collins Drive to the south, and a central access road. Key features include a cemetery to the north, a park area to the east, and a greenspace to the west. The plan also shows various utility lines, including water, sewer, and gas, and includes a benchmark of 407.26 at the bottom center. The overall layout is a mix of residential lots and open space, with a central pond providing a focal point for the community.



# PRELIMINARY PLAT

## JESSIE COURT

### Property Information

Subdivision Name	Jessie Court
Location/address	Jessie Road
Development Acreage	4.90 acres
Number of lots/units	13 duplex structures on 13 lots (2.65 lots/acre; 5.31 units per acre)
Zoning	R-3A (Two-Family Residential)
Engineer/Surveyor	James Swift & Associates
Commission District	District 3 (Ford)
Recommendation	Disapproval

### Summary and Recommendation

Steven Duffie seeks preliminary plat approval for Jessie Court located on Jessie Road. This subdivision contains 13 duplexes and 13 lots on 4.90 acres for a density of 2.65 lots/acre and 5.31 units/acre. It is zoned R-3A (Two-Family Residential), which allows duplexes to be constructed provided that each duplex is on at least 10,000 sq. ft. of property.

This item was tabled at the March 1, 2007 and March 15, 2007 Planning Commission meetings to allow the developer's civil engineer additional time to make the required changes. The last status report staff received in communication with the plan review department and the civil engineer was that the plans had been returned to the civil engineer on March 8 for further corrections to be made. At the time this report was written, staff had just received the required changes back for a re-review. The re-review has not yet been completed by staff.

This subdivision has not received approvals from Natural Resources and Conservation (NRCS). Without this required approval, the subdivision cannot be approved on March 29.

At the last meeting staff noted that if the civil engineer was not able to correct the subdivision within the time allotted staff would recommend disapproval of the subdivision plans. The civil engineer has been made aware of the staff's position.



# High Meadows E & F Aerial

Chamblin  
Road

Site

Columbia  
Road

High  
Meadows

Ivy Falls  
Plantation





\* MERCHANTS ASSOCIATION OF COLUMBIA COUNTY \*

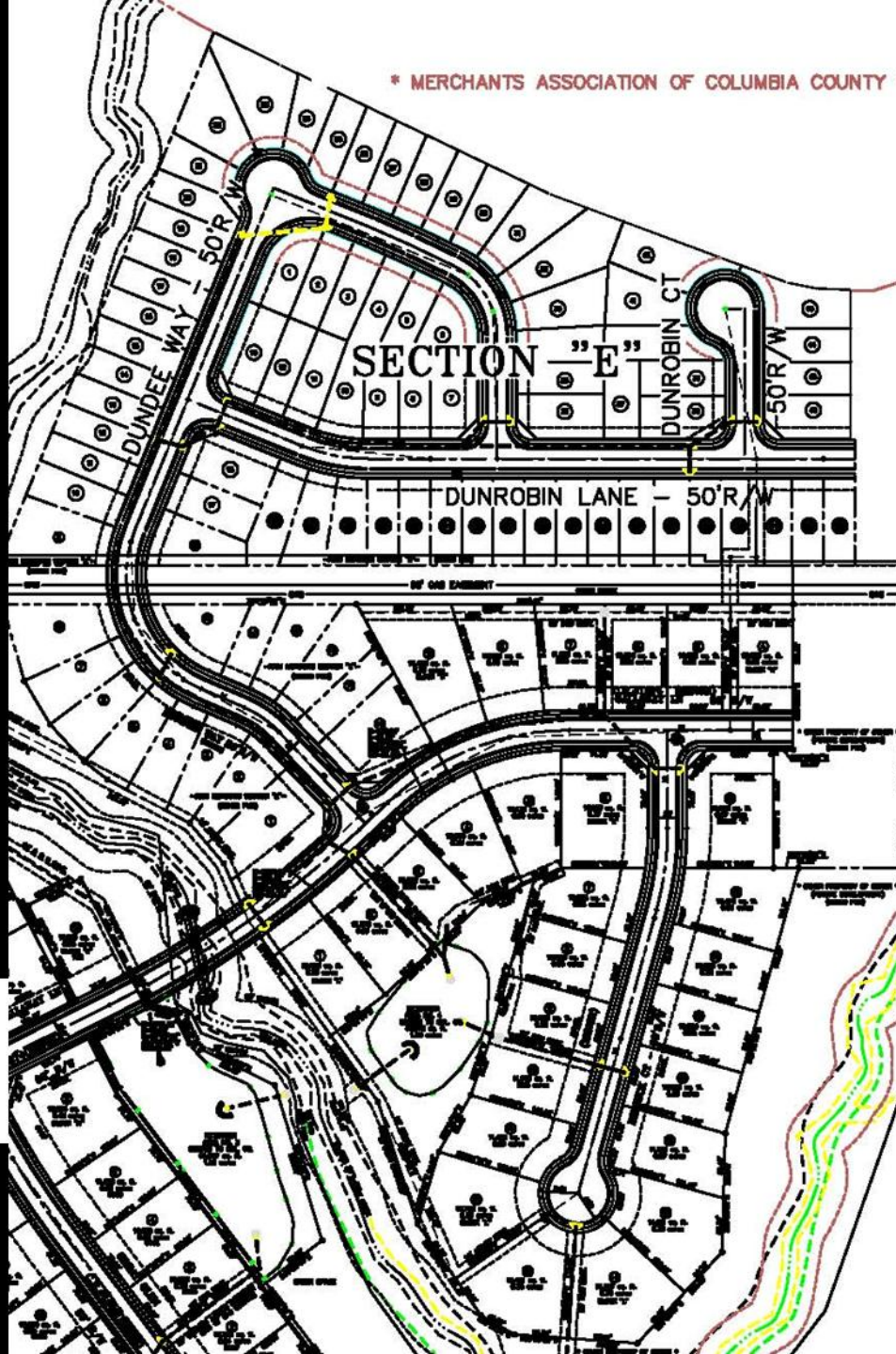
SECTION "E"

DUNROBIN CT

DUNROBIN LANE - 50' R/W

50' R/W

## High Meadows E & F Site Plan





# FINAL PLAT

HIGH MEADOWS E & F

## Property Information

Subdivision Name	High Meadows E & F
Location/address	Chamblin Road
Development Acreage	20.49 acres
Number of lots/units	83 lots (4.05 lots/acre)
Zoning	PUD (Planned Unit Development)
Streets	Public
Engineer/Surveyor	James Swift & Associates
Commission District	District 3 (Anderson)
Recommendation	Disapproval

## Summary and Recommendation

**Update:** The Board of Commissioners has canceled its April 3, 2007 meeting and the earliest the BOC can consider acceptance of streets, utilities, and other public improvements is at the April 17, 2007 meeting. Planning staff is not recommending a conditional approval of acceptance three weeks in advance of the BOC meeting. Staff is recommending that the Planning Commission disapprove this item as the public improvements are not yet complete, and staff has not received a request from the petitioner to table the plat to the April 19, 2007 meeting.

High Meadows Group, LLC, seeks final plat approval for High Meadows Sections E & F located on Chamblin Road. These sections of the proposed development have 83 lots on 20.49 acres for a density of 4.05 lots per acre. It is zoned PUD (Planned Unit Development). All streets and utilities are in place and have been inspected by county engineering staff. A few changes to the plat are required prior to its release. The Board of Commissioners is scheduled to accept the public streets, utilities, and easements at their April 17, 2007 meeting. The following conditions of approval are also to be included:

- All addresses must be approved by the Addressing department prior to release of the plat
- All necessary changes to the plat must be made prior to release of the plat
- Per the PUD amendment staff condition from March 31, 2005, all amenities, including the community center, pool and mixed use paths, must be complete before 50% of the lots are sold. This essentially means that before the 260<sup>th</sup> unit is sold in this development, all amenities shall be completed.
- All other conditions from the original rezoning from the October 5, 2004 Board of Commissioners meeting, as well as the PUD amendments from the March 31, 2005 and March 15, 2007 Planning Commission meetings, and the preliminary plat approval from the August 18, 2005 Planning Commission meeting are still in effect.





# FINAL PLAT

HIGH MEADOWS E & F

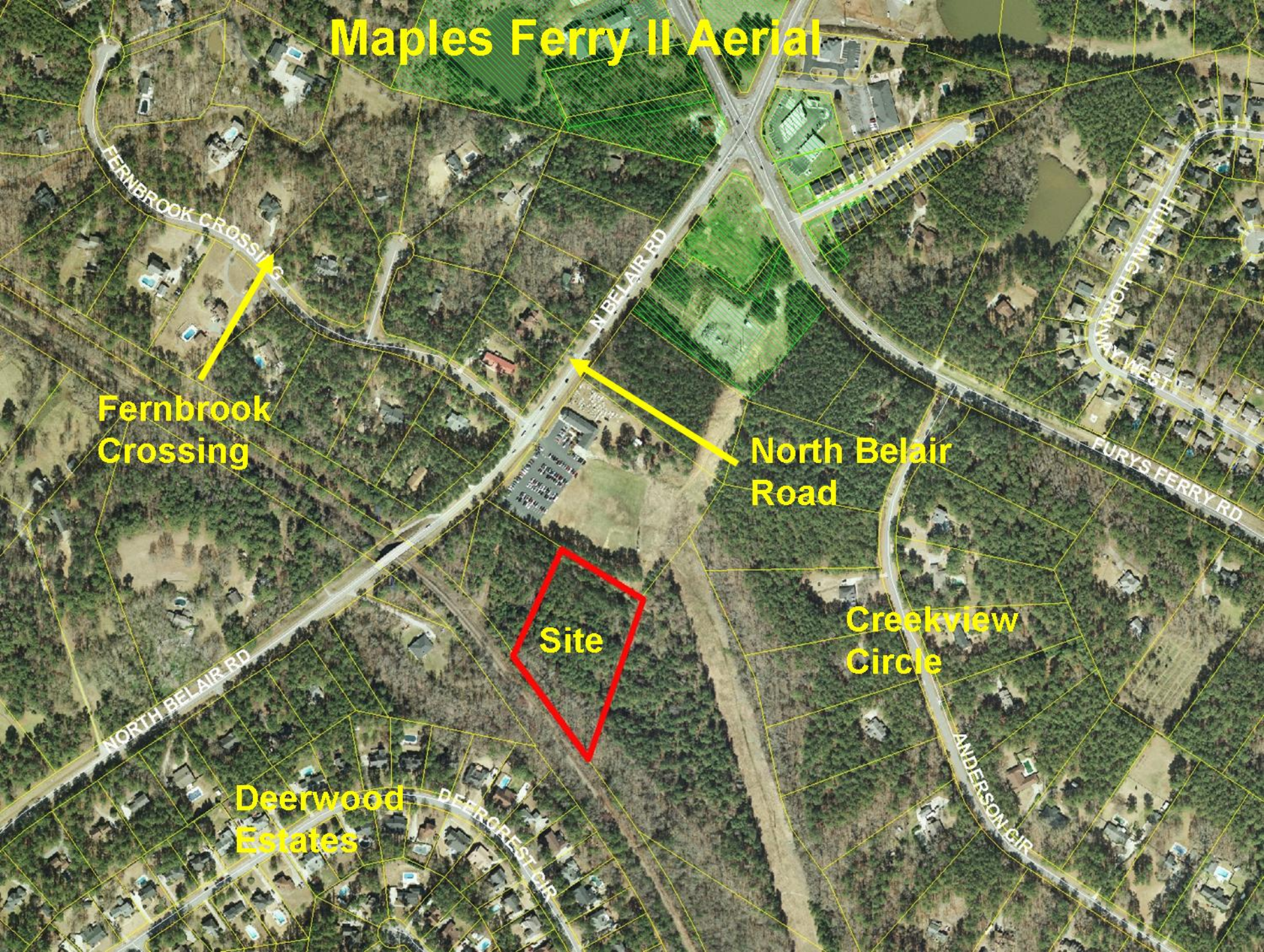
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Staff recommends **disapproval** with all staff conditions included.





# Maples Ferry II Aerial



**Fernbrook  
Crossing**

**Site**

**North Belair  
Road**

**Creekview  
Circle**

**Deerwood  
Estates**









# FINAL PLAT

## MAPLES FERRY II

### Property Information

Subdivision Name	Maples Ferry II
Location/address	North Belair Road
Development Acreage	2.38 acres
Number of lots/units	11 lots (4.62 lots per acre)
Zoning	R-3 RCO (Single Family Residential with a Residential Cluster Overlay)
Engineer/Surveyor	Southern Partners, Inc.
Commission District	District 1 (Thigpen)
Recommendation	Tabling until April 19, 2007

### Summary and Recommendation

**Update:** The Board of Commissioners has canceled its April 3, 2007 meeting, so the earliest that acceptance of streets, utilities, and other public improvements can occur is at the April 17, 2007 meeting. A few improvements had been scheduled to be bonded; however, it is possible that the developer may have those improvements completed by the time this item goes before the BOC for acceptance. With that said, planning staff is not recommending approval contingent upon acceptance three weeks from now. Staff is recommending that the Planning Commission table this item until the April 19, 2007 meeting to better coordinate with its scheduled acceptance of public improvements or a bond in lieu thereof.

The developer, J.D. Herman Properties, LLC., seeks final plat approval for Maples Ferry II. This portion of the development contains 11 lots on 2.38 acres for a density of 4.62 lots per acre. The property is zoned R-3 RCO (single family residential with a residential cluster overlay). This plat has received all necessary approvals. Several water and sewer improvements were scheduled to be bonded to allow for sale of lots. At the time this report was written, this documentation had not been reviewed by the County attorney. Thus, the bonded and installed improvements are scheduled to go before the Board of Commissioners for acceptance at the April 17, 2007 meeting.

Staff recommends **tabling at the petitioner's request until April 19, 2007** to coordinate the acceptance of bonded and installed improvements at the April 17, 2007 BOC meeting with all staff conditions included.



# Creek Bend III Revision Aerial

Highwoods at  
Indian Springs

Site

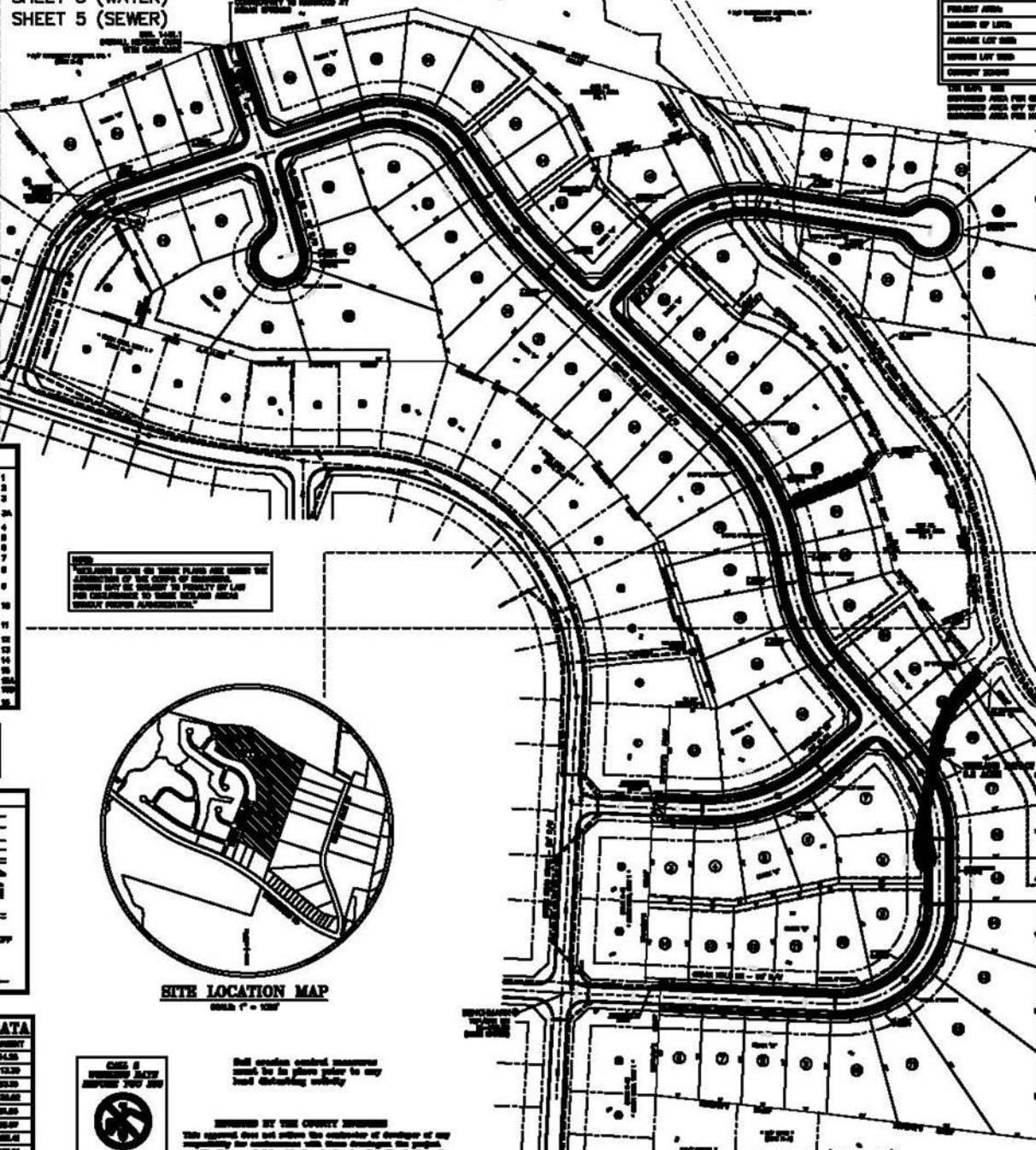
Wrightsboro  
Road

Chamblin  
Road

Euchee Creek







### SITE LOCATION MAP

WELL: 1' = 125'

**CASE 2**  
**WINDING BACK**  
**BEFORE YOU GO**



1-800-NOW-7611  
IT'S THE LAW

**Self-evacuation control measures must be in place prior to any loud disturbing activity**

**REVIEWED BY THE COUNTY ENGINEER**  
This approval does not relieve the contractor or designer of any responsibility for compliance with these drawings, the project specifications, and California County Construction Standards and Specifications.

SHEET 2 (WATER)  
SHEET 4 (SEWER)



# PRELIMINARY PLAT

## CREEK BEND III REVISION

### Property Information

Subdivision Name	Creek Bend III Revision
Location/address	off Wrightsboro Road
Development Acreage	39.90 acres
Number of lots/units	86 (2.16 lots/acre)
Zoning	R-2 (Single-family residential)
Streets	Public
Engineer/Surveyor	Swift & Associates
Commission District	District 4 (Anderson)
Recommendation	Tabling at the Petitioner's Request

### Summary and Recommendation

The petitioner has requested to table this item to the April 19, 2007 meeting to allow his engineer time to address County comments and gain the required approvals.

Regis Development Co. seeks preliminary plat approval for a revision to Creek Bend III. The plat originally approved on May 18, 2006 showed 75 lots on 30.07 acres for a density of 2.49 lots per acre. The revision incorporates some additional land that was originally shown to be future development. The developer has acquired the necessary environmental permits to enable him to proceed with development of these lands earlier than anticipated. The revised plat calls for 86 lots on 39.90 acres for a density of 2.16 lots per acre. The property is zoned R-2 (Single-family residential).

A required street-stub is shown on the preliminary plans, which will enable future connection to Highwoods at Indian Springs to the north. This was a condition of the Highwood rezoning in April of 2003. It was also made a condition of approval for the preliminary subdivision plans for Creek Bend Section I, Phase II at the February 19, 2004 Planning Commission meeting that the stub-out must be completed with the next section of the Creek Bend development. Creek Bend Section II did not reach to the Highwoods property to the north, so the connection by default must be completed during this third phase of Creek Bend.

#### Departmental Conditions:

- Water and Sewer: Minor notation changes to be made to the plans.
- Planning and Development: A street stub-out must be constructed during the preliminary plat stage between Creek Bend III and the adjacent subdivision Highwood at Indian Springs prior to approval of the final plat of subdivision.
- Engineering: Minor changes needed prior to release of the plans for construction.

The developer also seeks approval of a request to remove a sidewalk condition placed on Creek Bend III by the Planning Commission in their original approval from May 18, 2006. At





## PRELIMINARY PLAT

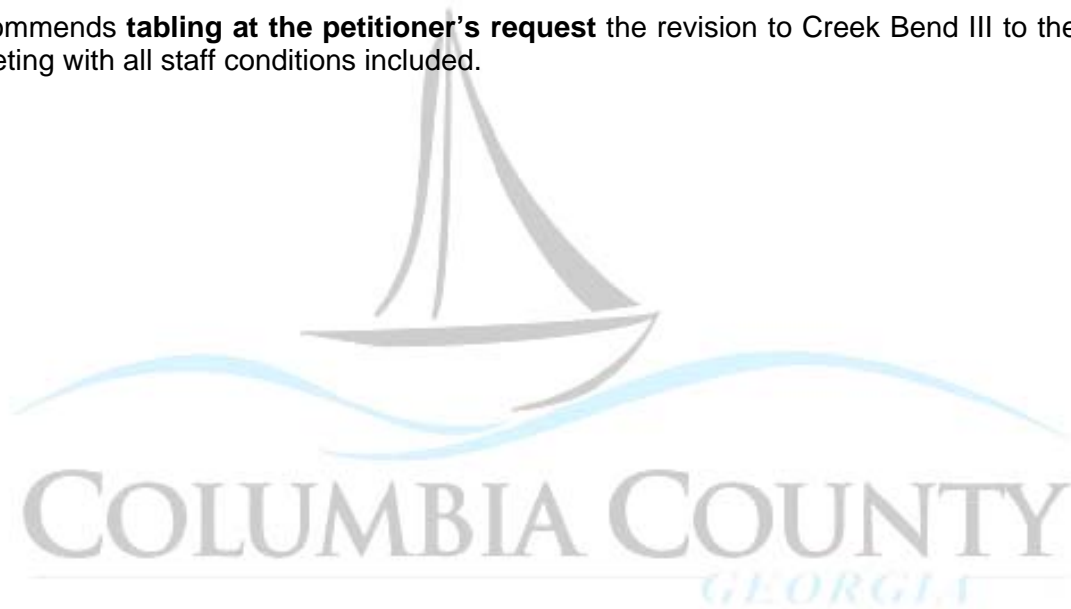
### CREEK BEND III REVISION

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that time, the Planning Commission required sidewalks on both sides of the street in this section of Creek Bend per staff's recommendation. Since that time, the developer has requested that this condition be removed because there were no sidewalks installed in either previous phase of Creek Bend, and thus, there are no sidewalks to connect into. Further, the Planning Commission's policy has been to require sidewalks in those subdivisions with lot sizes smaller than 10,000 square feet. All of the lots in this subdivision are larger than 10,000 square feet and therefore not subject to this policy. This development is also not an RCO or PUD, which are typically the zoning classifications in which one would find lots smaller than 10,000 square feet (R-3 being the other classification permitting lots smaller than 10,000 sq. ft.).

The plans have not received approval from NRCS, engineering, or stormwater; therefore, they cannot be approved at the March 29, 2007 meeting.

Staff recommends **tabling at the petitioner's request** the revision to Creek Bend III to the April 19, 2007 meeting with all staff conditions included.





# Auburn Villas I Aerial

Shady Grove  
Estates

North Belair  
Road

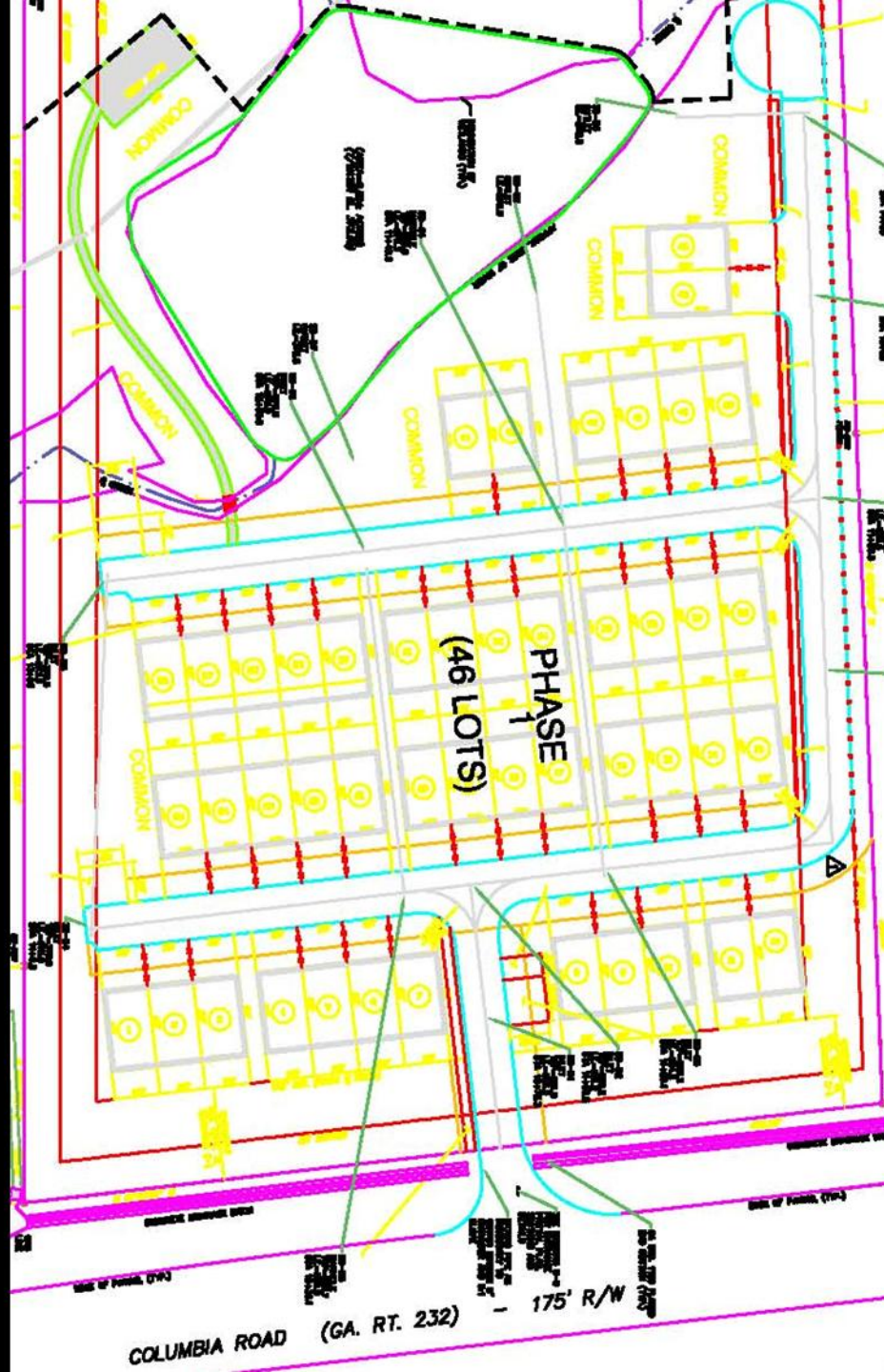
Auburn  
Villas,  
Phase I

Columbia  
Road

Hidden Lake  
Townhomes







# Auburn Villas I Site Plan





# PRELIMINARY PLAT

## AUBERN VILLAS PHASE I

### Property Information

Subdivision Name	Auburn Villas, Phase I
Location/address	Columbia Road
Development Acreage	9.03 acres
Number of lots/units	46 units (5.09 units per acre)
Zoning	T-R (Town home Residential)
Engineer/Surveyor	Moore & Associates
Commission District	District 3 (Ford)
Recommendation	Tabling at the petitioner's request

### Summary and Recommendation

The developer, Auburn Developments, LLC, seeks preliminary plat approval for Auburn Villas (f.k.a. Strong Villas). This development contains 72 units overall, with 46 units on 9.03 acres in Phase I for a density of 5.09 units per acre. The overall density will be around 7.97 units/acre. It originally was approved in 2005, but since that time, the former developer has sold the property to Arthur Marshall, and Mr. Marshall has now submitted a new set of plans to develop the property. The property is zoned T-R (townhome residential), which allows a maximum of 8 units per acre. Additionally, the units in this development are governed by the CPOD, so all structures including fences and landscaping, must meet the CPOD requirements.

The plans have not been given approval by NRCS, Engineering, or Water/Sewer. A stream buffer variance is required as part of the approval. A 60-foot separation between structures across the roadway including a five-foot separation on each side of the roadway for utility easements was required as part of the original subdivision approval. Variances from the minimum R/W width and pavement width have already been granted by the Planning Commission.

#### Departmental Conditions:

- Water and Sewer: Plans require two Georgia DOT permits for boring for utility construction and for encroachment into the right-of-way.
- Planning and Development: Sidewalks to be shown along entrance corridors and along main thoroughfares in the development. Covenants, by-laws, articles of incorporation, grants of easements, and a deed for private roads are required to be submitted to the County Attorney with preliminary submission. All structures including fences and landscaping must meet the CPOD requirements. All renderings originally submitted to the County for building types shall still be required unless a revised set of renderings is submitted to and reviewed by staff for compliance prior to final plat approval.





# PRELIMINARY PLAT

## AUBERN VILLAS PHASE I

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- Engineering: GDOT permits are required. A wetland Jurisdictional Determination (JD) has been received from the Army Corps of Engineers. Adequate easements and setbacks must be provided to meet the requirement of a 60-foot separation between structures. Development over state waters requires permits from the Army Corps of Engineers and a stream buffer variance from Georgia EPD. Without these permits, development is not permitted over state waters. A 25-foot buffer from wrested vegetation is also required along state waters.

Staff recommends **tabling at the petitioner's request to the April 19, 2007 meeting** with all staff conditions included.





# The Grove Aerial

South Old  
Belair Road

Old Belair Lane

Site

Belair Commons

Interstate 20











# PRELIMINARY PLAT

THE GROVE

## Property Information

Subdivision Name	The Grove
Location/address	South Old Belair Road
Development Acreage	36.09 acres
Number of lots/units	154 (4.27 lots/acre)
Zoning	PUD (Planned Unit Development)
Streets	Public
Engineer/Surveyor	Civil Design Solutions
Commission District	District 3 (Ford)
Recommendation	Disapproval or tabling at the petitioner's request

## Summary and Recommendation

BSD-JRD, LLC, seeks preliminary plat approval for The Grove. The plans originally came in for approval on October 20, 2006. The subdivision was reviewed by staff and was found to have several deficiencies, including a violation of the zoning and subdivision requirement to improve Old Belair Lane to County standards. It was not cycled for a Planning Commission due to the outstanding issues, and it was sent back to the engineer for corrections to be made. Since that point, staff has met with the developer and his engineer to resolve those issues. A new set of plans was received on February 28, 2007. The plans now reflect most of the zoning requirements. However, Planning Commission policy has historically dictated that sidewalks should be shown on both sides of each road in developments that contain lots smaller than 10,000 square feet. This precedent has been set in RCOs and PUDs, and the Planning Commission has followed through on this requirement consistently since 2001 and possibly even earlier. The original submittal for the Grove in 2006 showed these sidewalks, but the developer's civil engineer is now challenging that requirement stating that planning staff had told the developer that they would not be required. This information is inaccurate, as no such communication regarding elimination of the sidewalks between planning staff and the developer has ever occurred. Therefore, it is staff's position that these sidewalks must still be shown on both sides of each road in the development with ramps and crosswalks meeting ADA requirements to be installed at each intersection. Some examples of subdivisions approved in the last 5 years that have had sidewalks installed are:

Riverwood Plantation  
 Chastain Place  
 Maples Ferry  
 The Battery  
 Auburn Villas  
 Townhomes at Willow Lake  
 Baldwin Place  
 Ivy Falls Plantation (smaller sections)



## PRELIMINARY PLAT

### THE GROVE

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Crawford Creek  
Greenelefe Park  
Iris Glen  
Connor Place  
Barrett Place  
High Meadows  
Highgrove at Williamsburg  
Bartram Trail (later sections)  
Summerlin  
River Island Settlement (later sections)  
Rhodes Farm

The plans call for 154 lots on 36.09 acres for a density of 4.27 lots per acre. The property is zoned PUD (Planned Unit Development). These plans incorporate both the changes required by staff from preliminary meetings, as well as changes to the PUD concept plan and narrative, which are concurrently under consideration by the Planning Commission. The proposed PUD changes are as follows:

1. The number of single-family residential lots has decreased from 168 to 154.
2. The minimum lot size is still 5500 square feet.
3. The average lot size has increased from 6147.70 sq. ft. to 6430 sq. ft.
4. The overall lot density has decreased from 4.66 lots/acre to 4.27 lots/acre.
5. The required open space remains 3.60 acres, but the total allotted open space has increased from 4.38 acres to 5.45 acres.
6. Finally, construction shall commence upon completion of design and final approval of preliminary plans.

Staff is in favor of the proposed PUD narrative changes. However, the subdivision plans have not received staff approvals from Stormwater, Engineering, or NRCS, so the applicant has requested to table these items to the April 19, 2007 meeting.

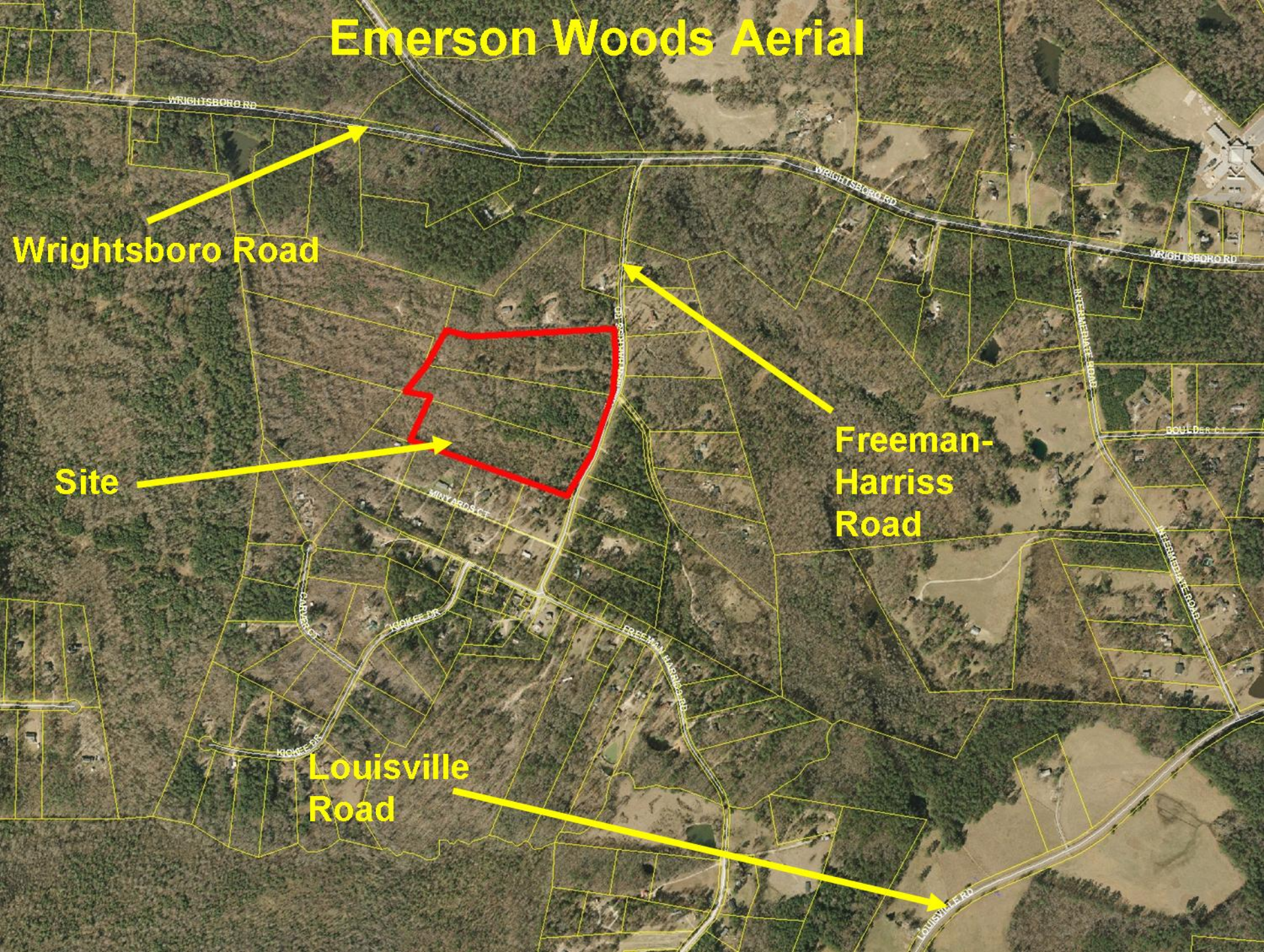
#### Departmental Conditions:

- Planning and Development: Sidewalks are required on both sides of every road in the development with crosswalks and curb cuts required for ADA access at each intersection. The Planning Commission typically requires sidewalks in those developments that through PUD or cluster overlays have lot sizes less than 10,000 square feet. This subdivision has average lots sizes of about 64 percent of that minimum.
- Engineering: A stream buffer variance is required from the Army Corps of Engineers for a sewer tie-in over state waters.

Staff recommends **tabling at the petitioner's request until the April 19, 2007 meeting** with all staff conditions included.



# Emerson Woods Aerial



WRIGHTSBORO RD

WRIGHTSBORO RD

WRIGHTSBORO RD

WRIGHTSBORO RD

BOULDER CT

WRIGHTSBORO RD

MYRDS CT

KOKEE DR

WRIGHTSBORO RD

KOKEE DR

Louisville Road

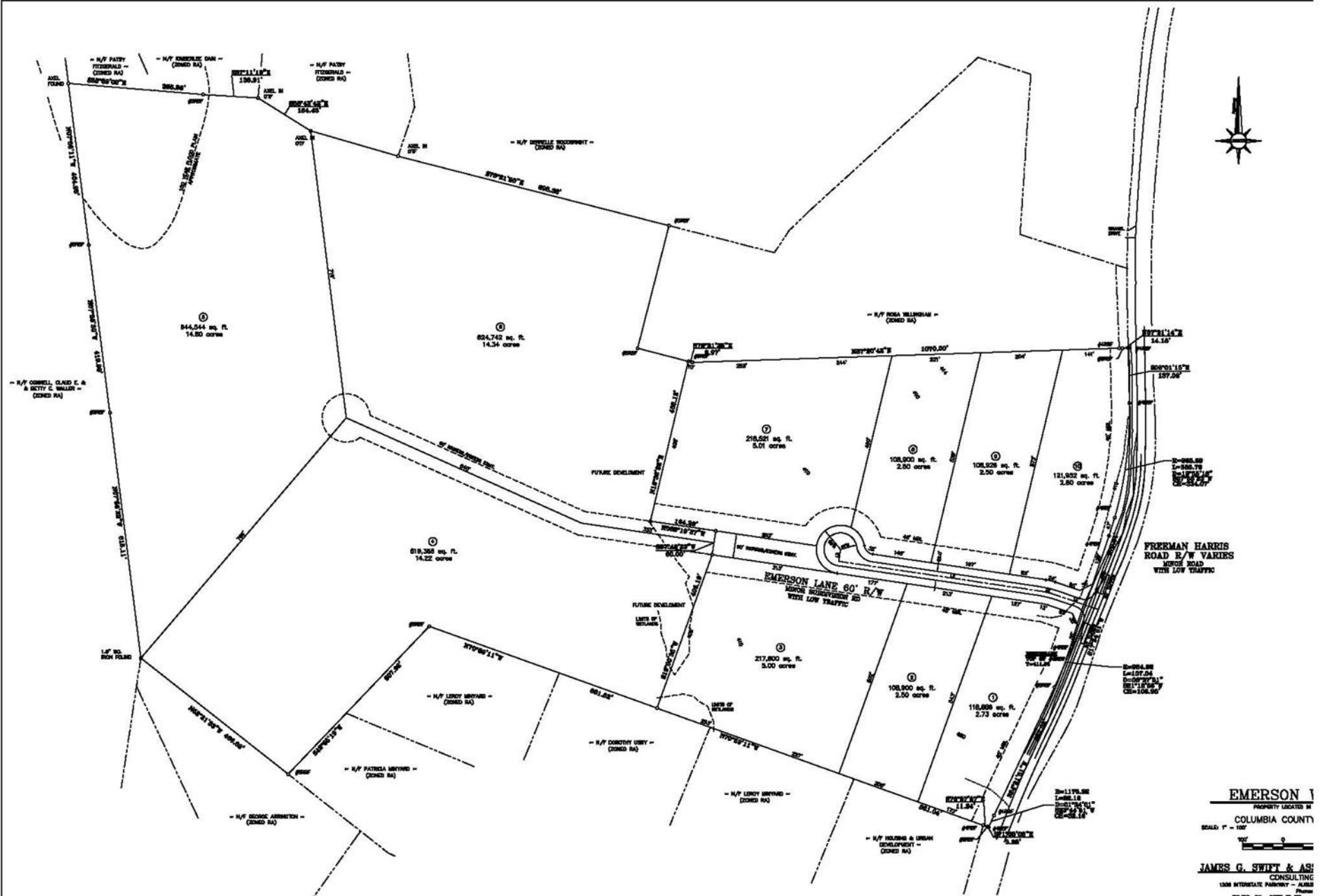
LOUISVILLE RD

Wrightsboro Road

Site

Freeman-Harriss Road









# PRELIMINARY PLAT

EMERSON WOODS

## Property Information

Subdivision Name	Emerson Woods
Location/address	Freeman-Harriss Road
Development Acreage	24.77 acres
Number of lots/units	7 lots (3.54 acres/lot)
Zoning	R-A (Residential Agricultural)
Engineer/Surveyor	James Swift & Associates
Commission District	District 4 (Anderson)
Recommendation	Disapproval

## Summary and Recommendation

This item was tabled at the February 15 and March 1, 2007 meetings to allow the developer's civil engineer additional time to make the required changes for approval. It was then withdrawn at the March 15, 2007 meeting since the civil engineer had not yet made the required corrections to address the deficiencies. At the time this report was written, staff had just received a resubmittal of the preliminary plans. This has been the first resubmittal of the plans for County review since February 6. Staff did not anticipate that it would take the civil engineer this long to make the required changes when the tabling action was recommended previously, but due to the amount of time it has taken staff is recommending that the subdivision be disapproved unless all approvals are received prior to the Planning Commission meeting.

William Murphy seeks preliminary plat approval for Emerson Woods located on Freeman-Harriss Road. This subdivision contains 7 lots on 24.77 acres for an average of 3.54 acres per lot. It is zoned R-A (Residential Agricultural). The plans have gone through numerous changes and re-designs due to the presence of significant soil issues that have made septic approval nearly impossible. Thus, it has been determined from a soil survey by the Health Department that only 7 lots are feasible at this time for septic drainage. Furthermore, the subdivision has encountered various problems with stormwater detention, and it still has not received approval from Natural Resources and Conservation (NRCS). Without this required approval, the subdivision cannot be approved on March 29.

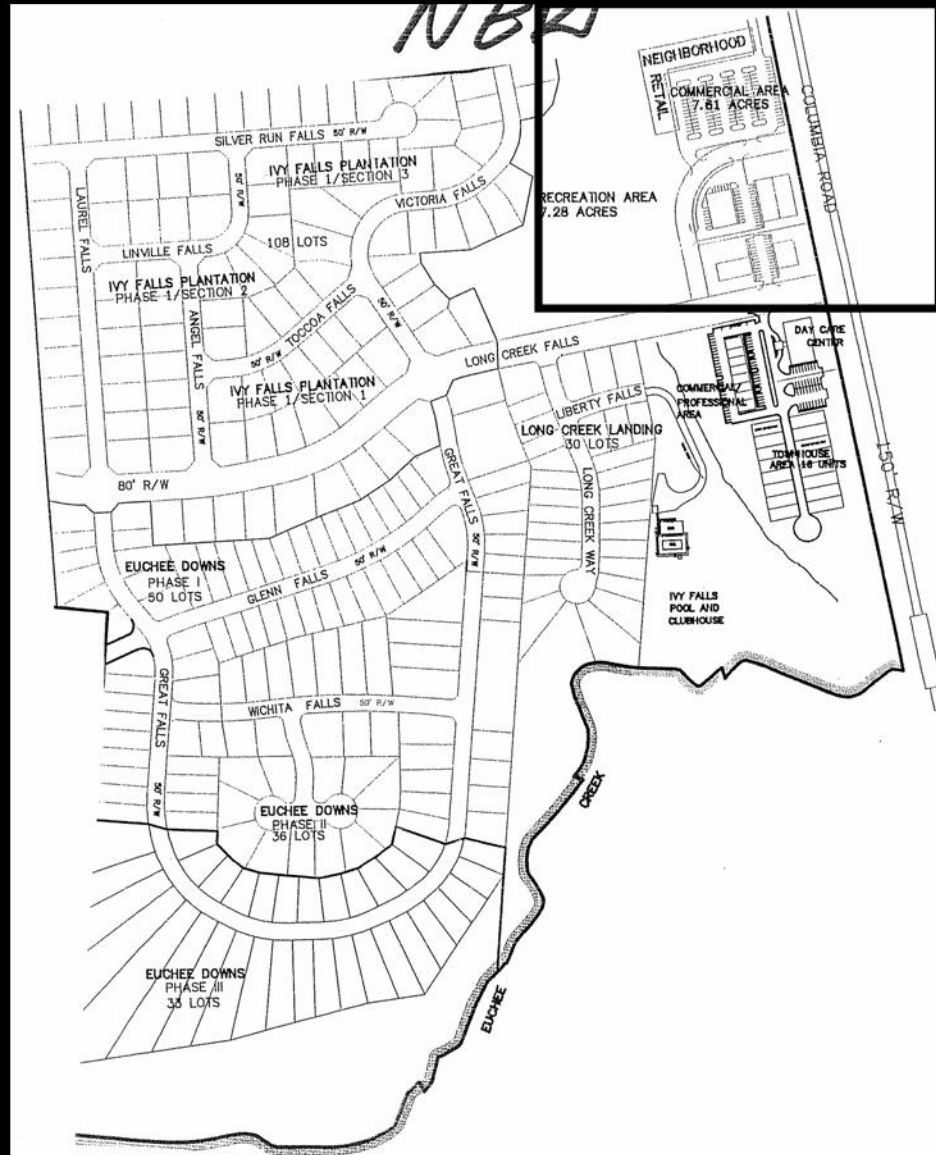


# IVY FALLS – PUD REVISION AERIAL



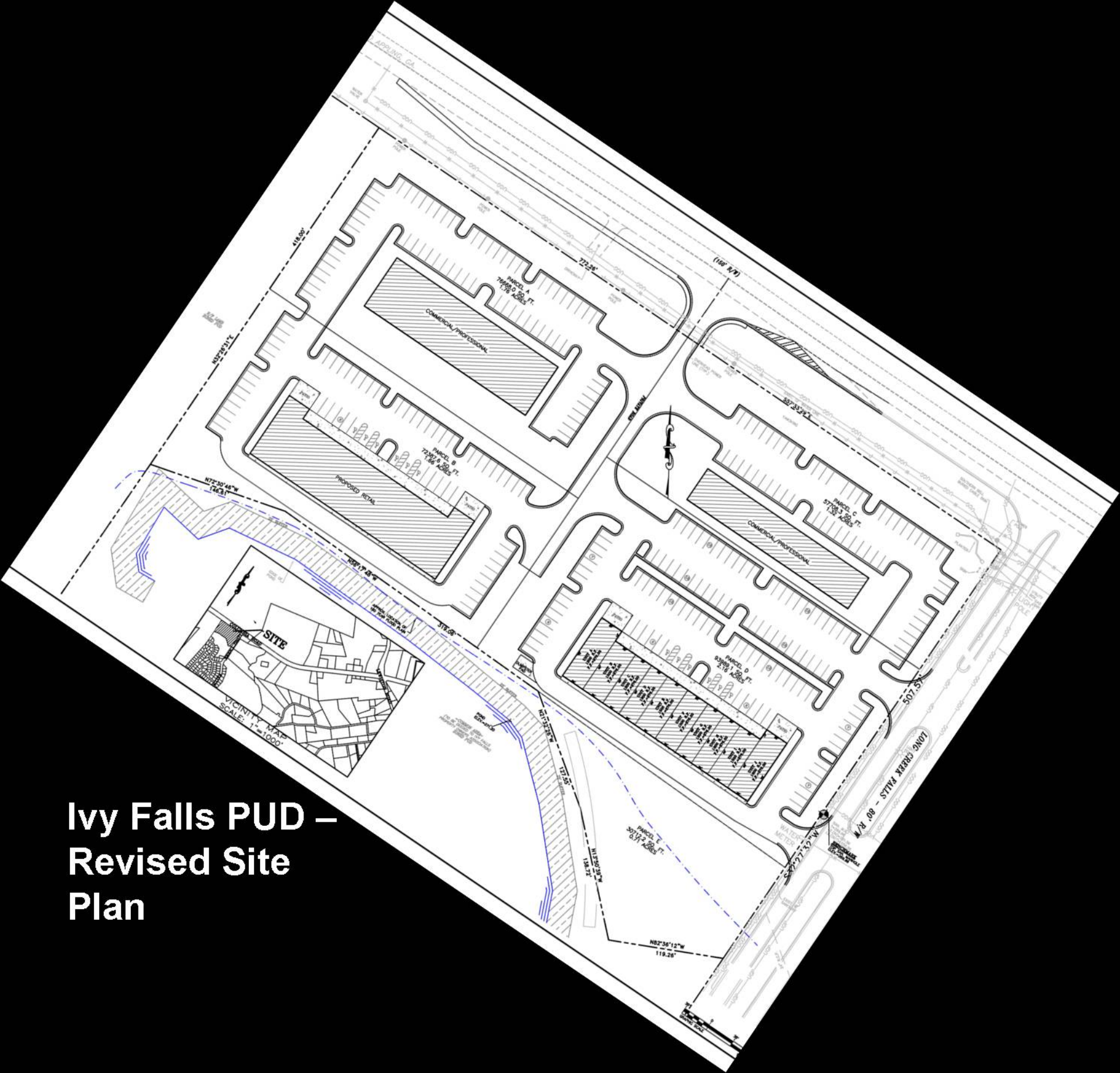


# Revised Site Plan - 2004



**Ivy Falls PUD –  
Original Site  
Plan**

# Ivy Falls PUD – Revised Site Plan







# REZONING

March 29, 2007

FILE: RZ 04-05-04

REVISION TO PUD

<b>Property Information</b>	
<b>Tax ID</b>	Tax Map 061 Parcel 081N
<b>Location/address</b>	Columbia Road
<b>Parcel Size</b>	7.61 acres
<b>Current Zoning</b>	PUD (Planned Unit Development)
<b>Existing Land Use</b>	Undeveloped Commercial Element of the Ivy Falls PUD
<b>Future Land Use</b>	Commercial
<b>Request</b>	Revised PUD
<b>Proposed Use</b>	Commercial/Retail and Professional
<b>Commission District</b>	District 3 (Ford)
<b>Recommendation</b>	<b>Approval</b>

## Summary and Recommendation

G.B. Sharma seeks a revision to the Planned Unit Development (PUD). It was originally a portion of a larger tract that was rezoned to PUD in August, 2001. Since its original PUD approval, the property has been subdivided and has also changed ownership.

The change to the original site plan is requested for the following reasons:

1. Changes were made to the 100-year flood plain map as revised by the Federal Emergency Management Agency (FEMA);
2. The field topographic map showed significant differences from the more general maps that were used in the planning process. The actual topography of the property favors the revised building and parking layout; and
3. A change in ownership.

The original PUD layout called for this section of the Ivy Falls PUD to be commercial/retail. The applicant is not attempting to change the previously approved use of the property. Staff anticipates that the 7.61 acre tract may be further subdivided in order to sell or finance the four individual buildings. Finally, although both the original PUD plan and the revised PUD plan show an ingress/egress from Columbia Road, staff cautions that any curb cuts onto Columbia Road are subject to Georgia Department of Transportation (GDOT) approval. Any decisions as to turn lanes, acceleration/deceleration lanes and traffic movements will be determined by GDOT at the time of submittal of a commercial site plan.

Staff is recommending **approval** of this request.